



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£349,995 Freehold

This beautiful detached bungalow is ideally situated on a generous corner plot just a short distance from Garstang town centre. Located near local schools and bus routes, offering two bedrooms, a converted loft providing versatile space, and existing planning permission for further extension.

- Detached true bungalow
- Two bedrooms
- Large corner plot
- Driveway parking
- Planning permission for extension

This versatile home is designed to suit all your needs, whether you have a young family or are considering retirement. Located in a family-friendly neighbourhood, it offers proximity to highly-rated schools, making it ideal for children's education and activities. For those thinking of retirement, the home is conveniently close to essential amenities, including healthcare facilities, shops, eateries, and activities for those who like the outdoors.

Stepping inside the home, you are welcomed by a porch with useful space for storing shoes and coats, which then leads through to the open-plan kitchen diner. This bright and versatile space offers ample room for a large dining table, while the kitchen itself is fitted with base units providing storage, an integrated oven with electric hob, and designated space for both a washing machine and a fridge freezer.

Stairs rise to the converted loft room, complete with useful eaves storage. This versatile space could serve as a games room, home office, or additional storage – the kind of flexibility every home needs. Velux windows flood the room with natural light, creating a bright and inviting atmosphere.

Continuing through the home, the lounge features a large bay window to the front, filling the room with natural light. A charming fireplace acts as a focal point, while the generous proportions provide ample space for seating and for the family to relax together.

A hallway provides access to both bedrooms, the family bathroom, and the front garden. Each bedroom offers ample space for a large bed along with additional storage to suit your needs. The family bathroom is well-equipped for everyday living, featuring a bath with overhead shower, wash basin, WC, and a heated towel rail.

Externally, the home continues to impress with driveway parking and a single detached garage. Positioned on a generous corner plot, it also benefits from a well-maintained front lawn, adding to its kerb appeal.

The home also benefits from existing planning permission for a side extension, offering an exciting opportunity for those wishing to further enhance the property and create their dream family home.

For more information, or to arrange a viewing, please give us a call on 01995 213101.

Council Tax Band: D (Wyre Borough Council)

Tenure: Freehold

Garden details: Enclosed Garden, Front Garden, Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: FTTP





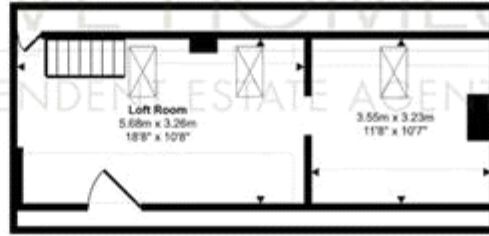


Approx Gross Internal Area
132 sq m / 1423 sq ft

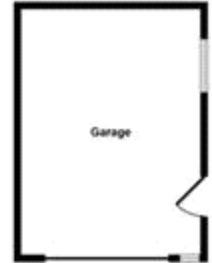


Ground Floor
Approx 75 sq m / 805 sq ft

□ Denotes head height below 1.5m



First Floor
Approx 40 sq m / 433 sq ft



Garage
Approx 17 sq m / 185 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.